



IL BOSCO

NEW CAPITAL





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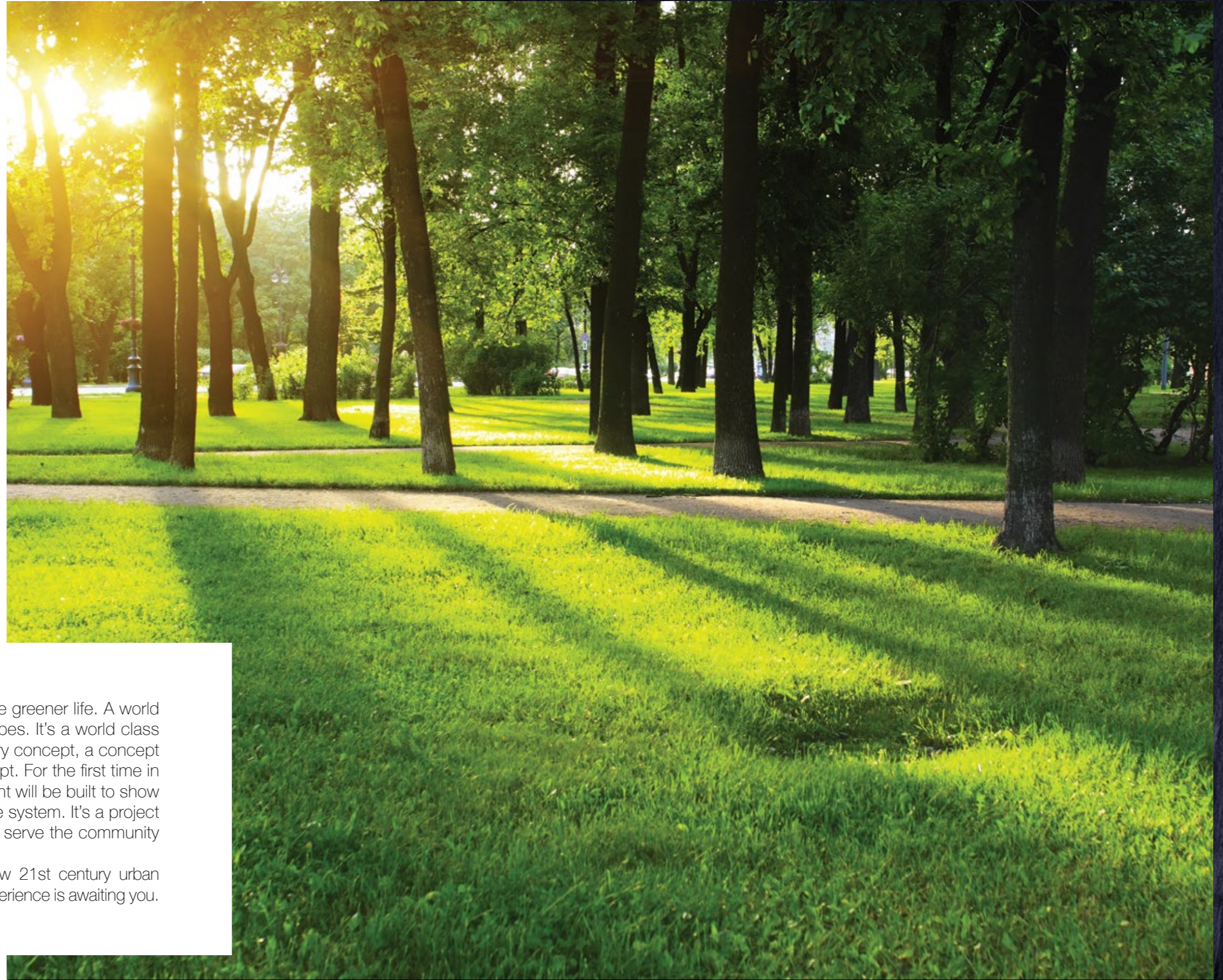
NEW CAPITAL



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THE GRASS IS ALWAYS GREENER ON OUR SIDE



Step into a world with a new fascinating look to the greener life. A world full of breathtaking greenery and majestic landscapes. It's a world class project that will blow your mind with its revolutionary concept, a concept that will create a new outlook to green living in Egypt. For the first time in the Middle East and Africa, a forest-like environment will be built to show people the new meaning of an ecological green life system. It's a project that will create a cross section of environments to serve the community with the most inventive concept.

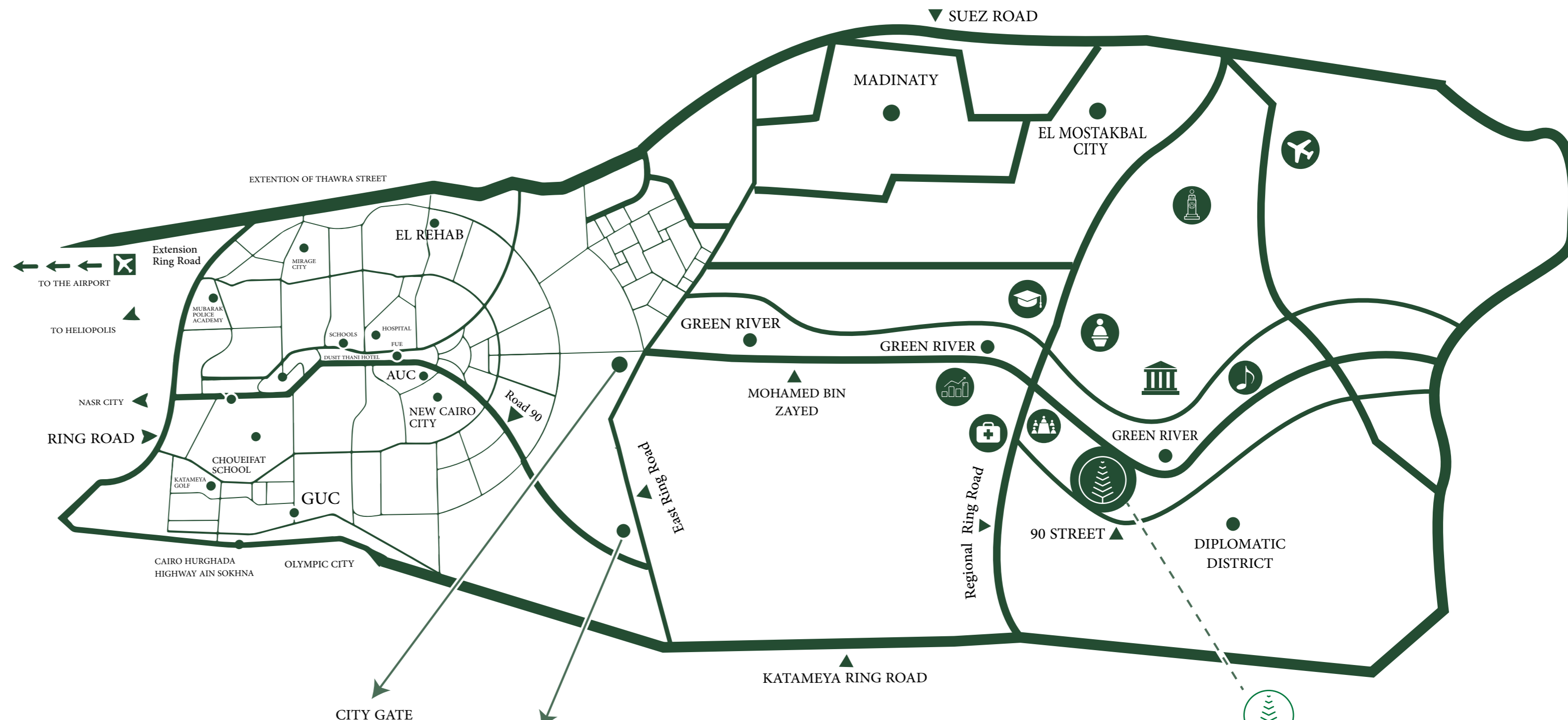
Welcome to IL BOSCO... your gateway to the new 21st century urban ecology and innovative design. A groundbreaking experience is awaiting you.



A SPOT ON LOCATION

Having a 'spot on location' at the New Capital, IL BOSCO is located at the heart of the Green river and right by Mohamed Bin Zayed St., which will be lying next to some of the most active districts around the New Capital.

AUC (90 street): 15 min.
 New Cairo: 10 min.
 Cairo Airport: 20 min.



- | | | | | |
|----------------------------|----------------------|------------------------|--------------------------|--------------------|
| Government | Opera | Investment City | Medical City | IL BOSCO |
| Presidential Palace | Academic City | Airport | Expo | NEW CAPITAL |
| | | | Conference Centre | |



OUR MASTER PLAN



- THE VERTICAL FOREST
- COMMERCIAL HUB
- THE MEADOWS
- THE PARK
- THE VALLEY
- THE CLUB
- THE CUFF
- THE CREEK



- VILLAS
- APARTMENT BUILDINGS
- SPORTS CLUB
- CLUB HOUSE
- COMMERCIAL AREA
- ENTRANCES
- THE CREEK
- FOREST TOWERS
- COMMUNITY CENTER



AN INSPIRED INNOVATION

"IL BOSCO", Italian for "the forest", is a project inspired by a forest-like environment and the incredible greenery that circulates around it. With this theme, we aim to create a one of a kind experience that will support a huge healthy ecological system that we are striving to accomplish. Vertical forests and green spaces have been created before in Italy, China, Switzerland and Netherlands, and so they have proven their success in creating a sustainable life for their communities. Hence, we are driven to create that same sustainable life to our community.



We will be doing that by integrating architecture and landscape in various forms which will all serve to create the best ecological sustainability. The project will give a lot back to the community and will provide them with a unique environmental experience.



EXPERIENCING IL BOSCO

THE CLUB

Overlooking the vertical forest and the incredible gardens lies 'The club', an extremely active area centered at the heart of the project. It overlooks an amazing view of the gardens around it, and is connected to districts that are surrounding it as well. The club is the place to fully enjoy various activities and facilities daily. It is where you can play sports like football, swimming or take part in fitness classes. It is where you could meet new people, have your children enjoy playing at the playground area, or have a peaceful morning breakfast as well as enjoying many other facilities. The club is full of vast spaces of park areas which will give residents the chance to continually breathe fresh air while gazing at the beauty of the nature around them. Also, these parks will allow people to enjoy a walk, a jog or a run. It is the place to experience extreme joy, fun, peacefulness and serenity.



THE CREEK

Want to enjoy a walk by the creek or watch a beautiful waterfall flow by? Then 'the creek' is that place for you! The creek is a river-like water feature flowing through IL BOSCO, which will be connecting many parts of the project together. The creek symbolizes the true essence of nature as it will connect all the natural systems together. There will be beautiful waterfalls around it which will support the water circulation. The creek will flow through the heart of the villa areas, and will also be connected to the club. There will be walkways and structured seating placed around the creek walk trail. The creek is a creation to let people connect closely to nature, and allow people to enjoy the serenity and beauty that comes along with it.



THE COMMERCIAL HUB

We guarantee a unique shopping and chilling experience here at the commercial hub. The commercial hub is an area in IL BOSCO where residents and visitors can enjoy shopping and dining in. There will be a variety of shops, restaurants and cafes to choose from. The commercial hub will be separated from the residential zone areas by a 'buffer zone', a slope of greenery, which will give more privacy to the residents of the compound. The setting of the commercial hub will not look like anything you've seen before. There will be hanging gardens all over the public realm. Green everywhere! So, get ready for a unique shopping experience indulged with the beautiful green nature.





**A WALK
THROUGH
OUR PROJECT**

THE VERTICAL FOREST



Welcome to the vertical forest, an iconic architectural creation that aims to benefit the overall ecosystem of the community. The vertical forest is a group of tall buildings with vertical integrated landscape. The buildings will be full of green plantations to complement the essence of the project, which is supporting the overall sustainability of the community. There will be community pools, terraced planting areas, retail podium, gardens and open green spaces for people to enjoy. The vertical forest will be considered a significant landmark, as it will be located right by Mohamed Bin Zayed Street , New Capital's main street. First of its kind in the Middle East and Africa, the vertical towers will bring a unique experience to its community, with its luxurious feel and outstanding look.

THE CLIFF

The cliff is the highest point in the compound that overlooks the villas' districts around. It will give residents the most incredible sceneries of the compound as it will overlook the creek along with the magnificent landscapes surrounding it. The cliff will also provide an exceptional view to the iconic vertical forest towers, and inside the cliff lies the clubhouse, which will feature open terraces with a unique swimming pool, and a fine dining restaurant.

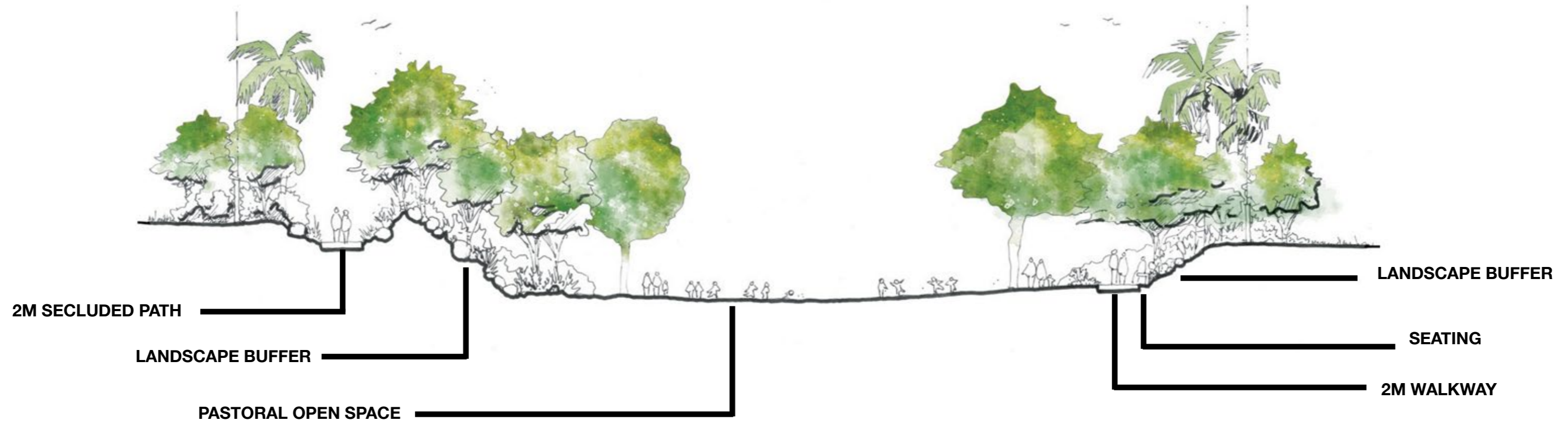


THE VALLEY

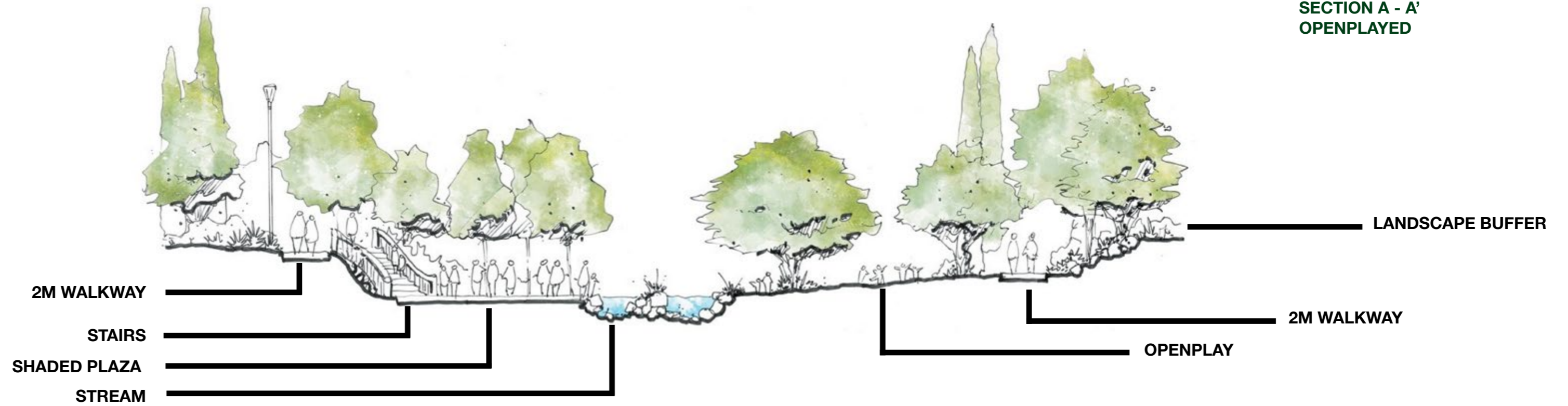


A step down from the cliff comes the valley, which is made up of both villas and apartments, and it will have exceptional open spaces that will give residents a lot of space to enjoy and perform whatever activities they desire. The valley also has a prominent view to the creek. It also provides a huge landscape of fields and trees. There will be a community center, parks, and secluded pathways that are pet-friendly.

The Valley-Walkway Cross Section.



SECTION A - A'
OPENPLAYED



SECTION B - B'
PEDESTRIAN PLAZA
& STREAM

THE PARK

The park is a natural landscape that is considered a connection to all the open spaces and gardens of the project. It connects the whole community from east to west, and provides the residents a great access to the whole community. The park will be featuring villas, apartments, trails, play areas, and a community center. The park makes up the biggest part of the project area, and so the amount of greenery and parks in this area will be massive.



The Park-Walkway Cross Section.



VILLA PLOT

VILLA PLOT

DENSE LANDSCAPE BUFFER

DENSE LANDSCAPE BUFFER

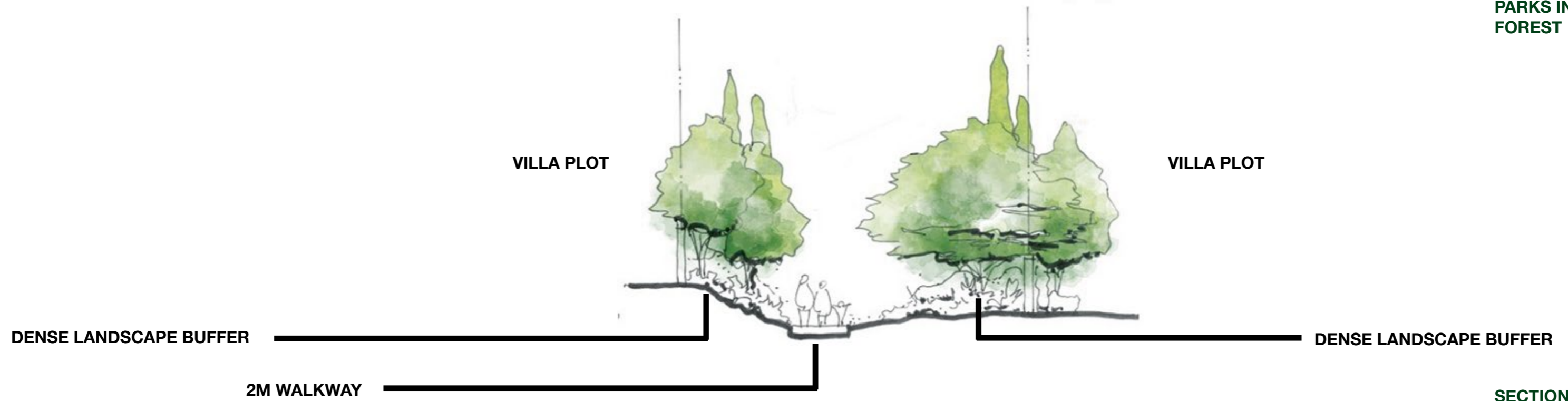
PROMENADE

2M WALKWAY

TERRACED SEATING

PEDESTRIAN PLAZA

SECTION A - A'
PARKS IN THE FOREST



VILLA PLOT

VILLA PLOT

DENSE LANDSCAPE BUFFER

DENSE LANDSCAPE BUFFER

2M WALKWAY

SECTION B - B'
PEDESTRIAN CORRIDOR



THE MEADOWS

The meadows, a residential zone area south of the club district, has its own distinct character and style. It will give residents a different feel from the other districts. The meadows is a landscape of a soft, open and porous fields of seasonal wild flowers, grasses and native plant arrangements. This area will give a comfort and serene feeling to its residents. It will be very calming and peaceful. It will be nature that is full of mesmerizing plantations that will fully captivate your eyes.

The Meadows-Walkway Cross Section.



SECTION A - A'
PATH THROUGH
MEADOW HILLS

WORD ABOUT THE DEVELOPER



Misr Italia Properties is a leading real estate developer in Egypt expanding across a range of top-notch projects throughout the country. We aim to change the concept of the ever-growing real estate market by listening to our customers who inspire us to stay ahead with innovative real estate solutions & designs. Built on a philosophy of creativity and innovation, we offer our clients trend-setting projects with unique concepts and designs that are unmatched in the market. Misr Italia Properties is the developer of residential projects such as La Nuova Vista villas and townhouses in New Cairo, Cairo Business Park, an administrative compound, which is set to become New Cairo's business hub, and finally Kai Sokhna and Kai Sahel, second homes located in coastal regions, and are considered the latest project additions to the company.





**MASTER
PLANNER AND
ARCHITECTURAL
CONSULTANT**

CALLISONRTKL

A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL combines the legacy of two great design firms characterized by the strength of their ideas, the spirit of their culture and the passion of their people to make the world a better place. One of its largest initiatives, Dubai Creek Harbour, is inspired by a unique opportunity to transform the face of Dubai by creating a walkable, accessible and sustainable city of the future.

DMA

DESIGN | ENGINEERING

DMA carries more than 25 years of extensive experience in delivering architectural and engineering services covering urban planning, architectural & landscape design, construction supervision & interior design; for all the real estate developments & facility sectors. "In DMA we believe that Architectural Design is not only about being Iconic or Unique; it is about bringing the project to Life."



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NEW CAPITAL